



Planning Board

Seekonk Town Hall
Planning Board Meeting Room
100 Peck Street, Seekonk, MA 02771
1-508-336-2961

AGENDA

November 9, 2021

7:00 p.m.

**Selectmen Meeting Room
Seekonk Town Hall
100 Peck Street
Seekonk, MA**

Type of Meeting: Public Hearing, Regular Meeting, and Work Session

*More information on each item can be found on our website—www.seekonk-ma.gov under
Departments>Planning>Agenda items*

Priority Matters:

1. Reorganization of the Board

Regular Meeting:

2. Final Surety Release for the Definitive Subdivision named Woo Estates located at Woo Drive in an R3 Residential Zoning District.

Work Session:

3. Master Plan Discussion
 - a. Housing Production Plan/ Housing Element
 - b. Sustainable Energy Element

Board Members, please advise this office if you require an additional copy of the previously provided materials for Items a & b.

4. Town Planner Monthly Report
5. Planning Board Member Reports/SRPEDD Update
6. Correspondence:
7. Approval of Minutes: October 12, 2021 and October 26, 2021

Adjournment

The Board shall not take any new agenda items after 10:00 PM absent a vote to do so by the majority of the Planning Board then sitting.



Planning Board
100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2961

MEMORANDUM

Date: May 8, 2018

To: Planning Board

From: John J. Aubin III, Town Planner

Re: Request of L.B. Corp. for final surety release for Woo Estates

The applicant is before the Planning Board seeking final release of the surety related to the Woo Estates 12 lot residential development. With regard to the acceptance of Woo Drive as a public street and the requested surety release please note the following:

- On March 3, 2021 the Board of Selectmen being duly convened at its regularly scheduled meeting and with a quorum of members present, voted to refer the request by the applicant, that Woo Drive be accepted as a public street to the Spring 2021 Town Meeting and forwarded the request to the Planning Board for a recommendation.
- On March 9, 2021, the Seekonk Planning Board being duly convened at its regularly scheduled meeting and with a quorum of members present, offered a positive recommendation on the requested roadway acceptance.
- On June 7, 2021 a Town Meeting, duly posted and convened, was held by the Town of Seekonk within the Seekonk High School, 261 Arcade Avenue Seekonk, Massachusetts to consider, among its business the request by the applicant that Woo Drive be accepted as a public street did vote to accept said roadway as a public street.

Subsequent to the vote of Town meeting the applicant has prepared and recorded the deed to the Town of Seekonk and as-built plan and maintained the storm water drainage system in accordance with the approved stormwater management plan. No outstanding issue remain with regard to the development that would prevent final release of the surety being held by the Planning Board. The surety, per the attached original bond document, was in the amount of \$342,630.00 held by Liberty Mutual which was subsequently reduced in 2013 by the Planning Board to \$148,962.50 (see attached "change rider"). The Planning board would be voting to release the full remaining bond amount.



REC'D OCT 18 2021

TOWN OF SEEKONK PLANNING BOARD

100 PECK STREET, SEEKONK, MA 02771
1-508-336-2961

CERTIFICATE OF PERFORMANCE (Surety Release)

Date: 10-7-2021 Applicant Name: L.B. Corp.

Phone No.: 401-333-4300 Address: 50 Lynch Place Cumberland, RI 02864

Plat No.: A.P. #1 Lot No.: Multiple Present Zoning: Residential

Subdivision Name: Woo Estates

Please indicate if this is a request for a partial or final release: Final

☒ Original Surety Documentation - Attached below

☒ Application ck# 4449

Please note: \$125 application fee payable to the Town of Seekonk

☐ Construction Cost Estimate – (partial releases only); completed by the Applicant, reviewed by inspecting engineer, and approved by the Planning Board

ANY OTHER NECESSARY DOCUMENTS SHALL BE ENDORSED UPON APPROVAL OF THE RELEASE BY VOTE OF THE PLANNING BOARD.

Signature of Applicant: L.B. Corp. [Signature]

REC'D OCT 18 2021

Band No. 012013749



PETITIONER L-5, Inc,
NAME & 50 Lynch Place
ADDRESS Cumberland, RI 02864

TOWN OF SEEKONK

PLANNING BOARD

LOCATION (from Assessors' Office) PLAT AND Assessor's Plat 1, LOT NOS. Lot 65	
PRESENT R-3 ZONING	First Record Date Planning Board Use Only
DATE OF THIS DOCUMENT July 1, 2007	FILE: Definitive Plan TITLE: Estates Woo

PERFORMANCE BOND - SURETY COMPANY

Know all men by these presence that L-5, Inc., 50 Lynch Place, Cumberland, RI as Principal, and Liberty Mutual Insurance Company a corporation duly organized and existing under the laws of the State of Massachusetts, and having a usual place of business in 175 Berkeley Street, Boston, MA 02112 as Surety, hereby bind and obligate themselves and their respective heirs, executors, administrators, successors and assigns, jointly and severally, to the Town of Seekonk, a Massachusetts municipal corporation, in the sum of THREE HUNDRED FORTY TWO THOUSAND SIX Dollars \$ 342,630.00 HUNDRED THIRTY AND 00/100's

The condition of this obligation is that if the Principal shall fully and satisfactorily observe and perform in the manner and in the time therein specified, all of the covenants, conditions, agreements, terms and provisions contained in the application signed by the Principal and dated November 23, 2004 under which approval of a definitive plan of a certain subdivision, entitled Definitive Plan of Subdivision WOO Estates and dated 9/14/04 & 11/5/04, has been or is hereafter granted by the Seekonk Planning Board, then this obligation shall be void; otherwise, it shall remain in full force and effect and the aforesaid sum shall be paid to the Town of Seekonk as liquidated damage.

The Surety hereby assents to any and all changes and modifications that may be made of the aforesaid covenants, conditions, agreements, terms and provisions to be observed and performed by the Principal, and waives notice thereof.

IN WITNESS WHEREOF the undersigned has hereunto set our hands and seal this 1st day of July, 2007.

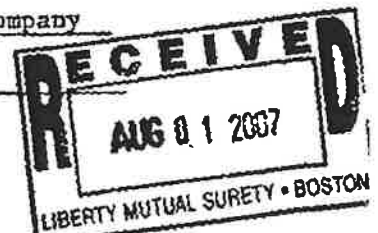
Principal
L-5, Inc.

By _____

Title

Surety
By Liberty Mutual Insurance Company

BY: Donald L. Goodrich
Attorney in Fact





Interchange Corporate Center
450 Plymouth Road, Suite 400
Plymouth Meeting, PA. 19462-1644
Ph. (610) 832-8240

CHANGE RIDER

To be attached to and form a part of surety bond number 01213749, dated the 1st
day of July, 2013, issued by Liberty Mutual Insurance Company, a Massachusetts
stock insurance company, as surety (the "Surety"), on behalf of L-5, Inc.
50 Lynch Place, Cumberland, R.I. 02864, as principal (the "Principal"),
in favor of Town of Seekonk, Massachusetts
as obligee (the "Obligee").

The Principal and the Surety hereby consent to changing the attached bond as follows:

Bond reduced to: \$ 148,962.50

This change is effective the 1st day of July, 2013. The attached bond
shall be subject to all of its terms, conditions and limitations except as herein modified.

IN WITNESS WHEREOF, said Principal and Surety have caused these presents to be duly signed and
sealed this 1st day of July, 2013.

WITNESS / ATTEST

L-5, Inc.

(Principal)

By: _____ (Seal)
Name:
Title:

LIBERTY MUTUAL INSURANCE COMPANY
(Surety)

By: Donald L. Goodrich (Seal)
Attorney-in-Fact
Donald L. Goodrich

ACCEPTED:

(Obligee)

By: _____ (Seal)
Name:
Title:
Date: _____

REC'D OCT 18 2021



REQUEST FOR RELEASE

114 Turnpike Road
3rd FL
Westborough, MA 01511

October 8, 2021

Town of Seekonk
100 Peck Street
ATTN: J AUBIN
Seekonk, MA 02771

RE: Principal: L-5, Inc. (J.H. Lynch)
Bond No: 012013749
Bond Description: Woo Estates, Lot 65, Assessor's Plat 1, R-3 Zoning, Seekonk, MA. Definitive Plan of Subdivision

We are trying to obtain closing information regarding the above referenced bond. Please complete the following inquiry pertaining to the captioned bond. For your convenience, you may check the appropriate box indicating whether this bond is to remain in full force and effect or the box stating the bond may be released.

☐ This bond is no longer needed and is hereby released by

Obligee

Effective date of release: _____

Signed by _____ on _____

☐ This bond is still required and will need to remain in place at this time.

Comments:

Your cooperation is greatly appreciated.

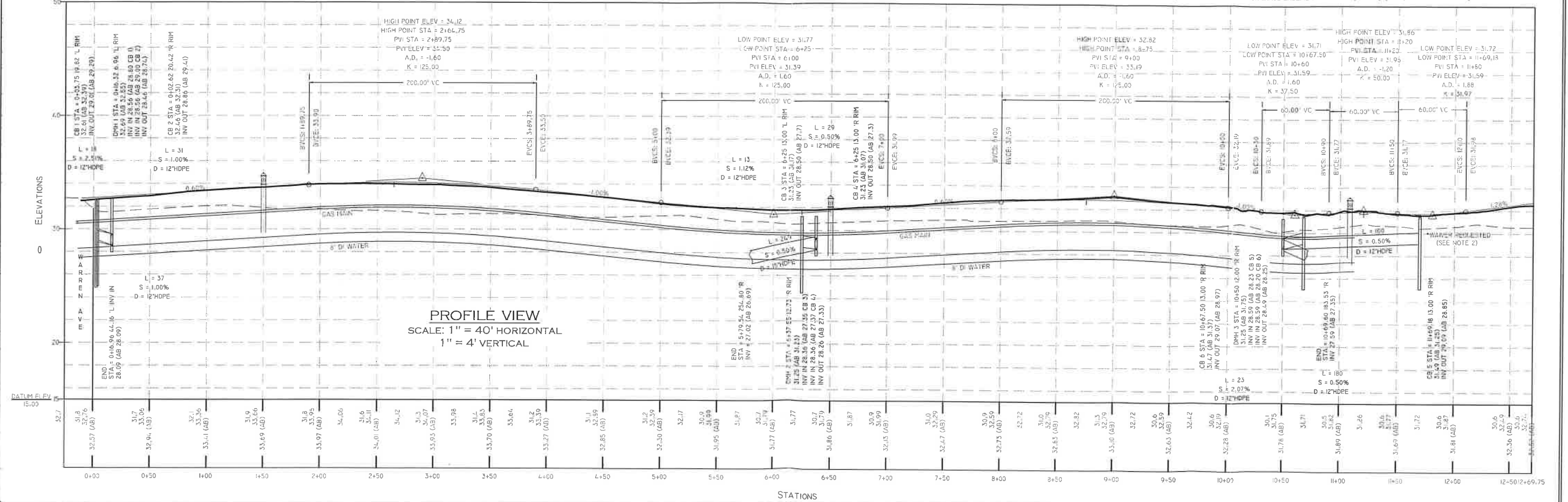
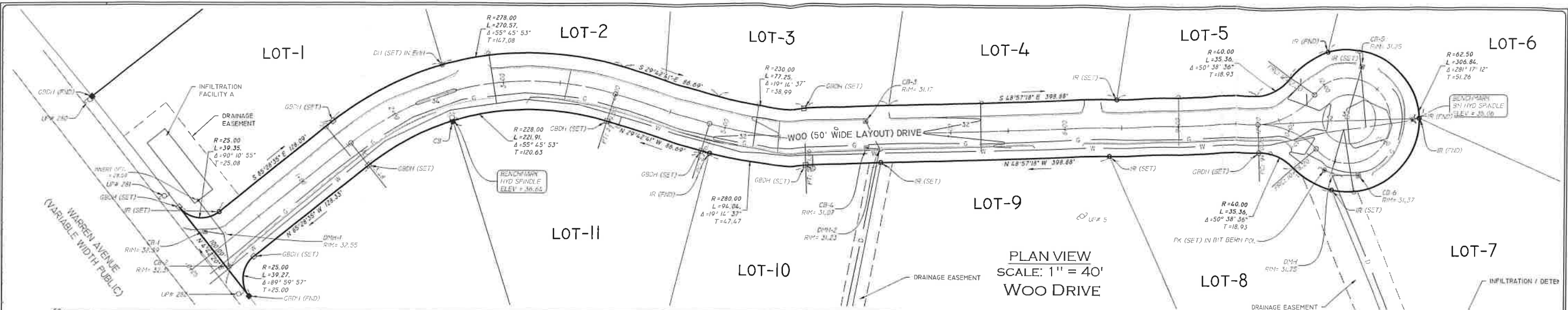
Best regards,

Carolyn L. Kelly

Carolyn L. Kelly

508 621-0516

Copy



PLAN REFERENCE:

1. DEFINITIVE SUBDIVISION PLAN OF "WOO ESTATES" - WOO DRIVE IN SEEKONK, MASSACHUSETTS; BY INSITE ENGINEERING SERVICES, LLC; DATED SEPTEMBER 14, 2004

SEEKONK PLANNING BOARD
 APPROVED UNDER SUBDIVISION CONTROL LAW

PRELIM. PLAN FILED _____ CHAIRMAN
 DEF. PLAN FILED _____ CLERK
 PUBLIC HEARING _____
 DEF. PLAN APPROVED _____
 DEF. PLAN ENDORSED _____



PLAN & PROFILE AS BUILT PLAN



"WOO ESTATES"
 WOO DRIVE, SEEKONK, MASSACHUSETTS 02771
 ASSESSORS MAP 16 LOT 3

APPLICANT: L.B. CORP
 50 LYNCH PLACE, CUMBERLAND, RI 02864

JOB # 03-078 SCALE: 1"=40' DRAWN BY: L.J.G. DATE: AUGUST 23, 2021

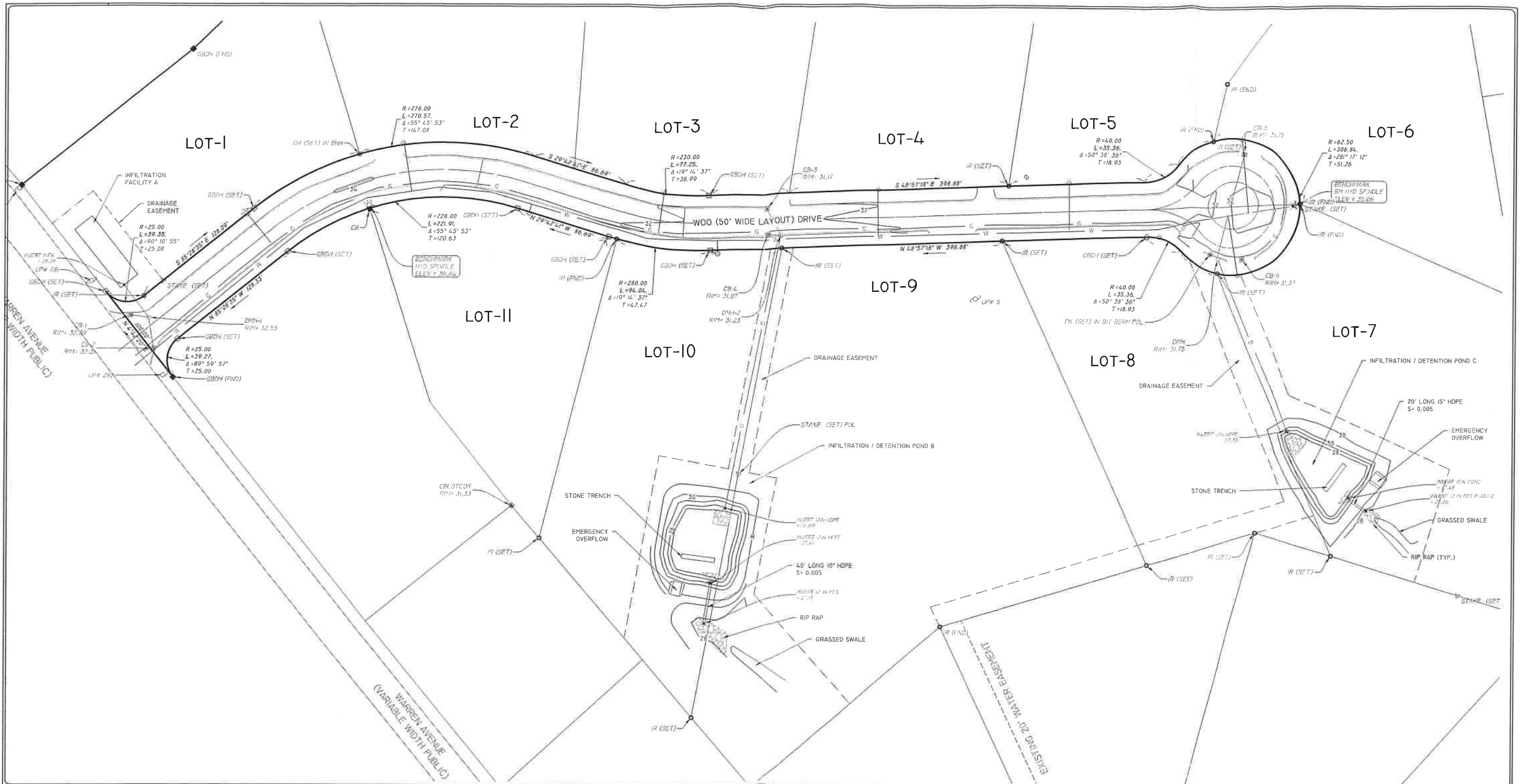
REVISED:



AN SITE Engineering Services, LLC
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 Precision. Clarity. Certainty.

InSite Professional Complex, Suite 1
 1539 Fall River Avenue Seekonk, MA 02771
 Phone: (508) 336-4500 Fax: (508) 336-4558
 Web Address: InSiteEngineers.com

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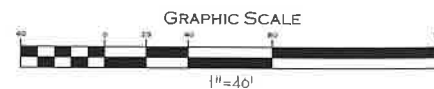


PLAN REFERENCE:

L. DEFINITIVE SUBDIVISION PLAN OF "WOO ESTATES" - WOO DRIVE IN SEEKONK, MASSACHUSETTS; BY INSITE ENGINEERING SERVICES, LLC. DATED SEPTEMBER 14, 2004.

SEEKONK PLANNING BOARD APPROVED UNDER SUBDIVISION CONTROL LAW

PRELIM. PLAN FILED _____ CHAIRMAN
 DEF. PLAN FILED _____ CLERK
 PUBLIC HEARING _____
 DEF. PLAN APPROVED _____
 DEF. PLAN EMPORSED _____



PLAN & PROFILE AS BUILT PLAN



"WOO ESTATES"
 WOO DRIVE, SEEKONK, MASSACHUSETTS 02771
 ASSESSORS MAP 16 LOT 3

APPLICANT: L.B. CORP
 50 LYNCH PLACE, CUMBERLAND, RI 02864

JOB # 03078 SCALE: 1"=40' DRAWN BY: LJC DATE: AUGUST 23, 2021

REVISED:



InSite Professional Complex, Suite 1
 1539 Fall River Avenue Seekonk, MA 02771
 Phone: (508) 336-4500 Fax: (508) 336-4558
 WWW.INSITE-MASS.COM


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TOWN OF SEEKONK

Planning Board

MEMORANDUM

To: The Planning Board
From: John J. Aubin III, Town Planner 
Date: November 4, 2021
Re: October monthly report

The following departmental activity summary covers the period October 1, 2021 to October 31, 2021.

SUBDIVISIONS

- **"Berson Estates"** for proposed 13-lot residential subdivision of land located at **0 Pine Street** being AP 28, Lot 20 in an R-4 Zoning District. Pre-construction meeting conducted with GPI and DPW roadway construction start pending water line installation.
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Definitive Plan, Covenant and Decision recorded, preconstruction meeting held roadway construction commenced.
- **Pine Brook Court** Definitive Subdivision application for development of a nine (9)-lot residential subdivision located at **0, 224 and 250 Arcade Avenue** being AP 21, Lots 18, 277 and 305 in an R-2 Zoning District. Construction commenced. Conditional Certificate of Safe Passage issued.
- **Farmland Estates** 12 lot residential subdivision located off Lincoln Street – sidewalk installation completed final clean up and acceptance application filing pending.
- **Kathleen Court** 16-lot residential subdivision off Lincoln Street – construction ongoing.
- **Hidden Hills** 14 lot residential subdivision off **Taunton Ave** -Housing construction ongoing acceptance pending for Fall Town Meeting.
- **Jacob Hill Estates** 11 lot residential subdivision off Jacob Street – acceptance application filing pending for Spring 2022 Town Meeting (subject to final review status) proposed easement relocation reviewed.
- **Pine Hill** (Jacoby Way) 9 lot residential subdivision off Newman Avenue HOA completing outstanding work required before acceptance.
- **Brigham Farm III** Conservation Subdivision application of **Gary Sagar** for proposed 8-lot definitive subdivision of land located off Burnside Avenue being AP 36 lots 2 and 11 and AP 35 lot 20 conditional approval granted August 10, 2021.
- **Winterfell** 11 lot definitive subdivision of AP 1, lot 24 off Warren Avenue. Final paving completed June 2021 acceptance application anticipated for Spring 2022 Town Meeting.
- **Stone Ridge** 11 lot definitive subdivision located off Walker Street sidewalks installed final paving pending.
- **Brady Estates** 11 lot residential subdivision off Lake Street - Final planting and cleanup underway; acceptance application filed for Spring Town meeting. Developer is actively working on drainage issue raised during acceptance review.

SITE PLANS

- Pre-Application site plan review submission by Tayeh Realty for proposed gas station and convenience store located at 155 Fall River Avenue and 113-111 Taunton Avenue being AP 12 lots 266 & 269 located in the Local Business Zoning District.
- (SPL2021-00025) Site Plan application of Car Van Max for change in use without construction to allow a automotive sales from the existing commercial building located at 214 and 224 Taunton Ave. being AP 20, Lots 596 and 470 located in the Local Business and R-1 Zoning Districts (Zoning and Conservation applications withdrawn).
- (PAR 2021-00010) Pre-Application Review submission by Josh Hotvet for proposed carport solar facility at 1782 Fall River Avenue being AP 1 lot 34 located in the Industry Zoning District. TRC review conducted

AMENDMENTS

- Fall 2021 Zoning Amendments **Section 4.2.6 Prohibit Uses** scheduled for November 8, 2021 Town Meeting
- OSREC Plan draft BOS/ Public Comment Period completed draft submitted for state review
- 5-year Master Plan update drafting ongoing
 - PB public workshop continued November 8, 2021: Housing Production Plan/ Housing Element and Sustainable Energy Element

MISC

- 2020 Census preliminary data release and re-districting review completed
- Greenbrier II Comprehensive Permit application for proposed 240-unit multi-family residential complex – Traffic study submission pending and revised plan submitted
- Massachusetts Community One Stop for Growth Grant program application award decisions
 - a. \$75,000 Housing Choice Grant awarded for Rt. 6 land use study; and
 - b. \$98,000 MassDevelopment ADW/ Baker's Corner Area Revitalization Study
- Electronic Permitting Ener-gov – continued implementation
- Executime timesheet program implemented
- Attleboro Dye Works:
 - Site remediation commenced
 - Coordination meeting conducted with DPW Conservation Agent and GPI for ADW phase II dam assessment and preliminary engineering for Pond Street bridge replacement
 - EPA Assessment Grant closeout final phase II and III remediation plans complete
 - MassDevelopment Remediation and Brownfield Re-use grant awarded and accepted by BOS \$500,000 EPA Remediation grant awarded
 - \$25,000 MassDevelopment Technical Assistance Grant awarded for reuse RFP
- Stormwater Advisory Committee
 - MS4 Annual Report reviewed and submitted
 - Ongoing assessment and remediation of identified and prioritized stormwater issues including unaccepted subdivisions (in conjunction with the TRC)

SEEKONK PLANNING BOARD
Regular Meeting & Work Session
Selectmen Meeting Room
October 12, 2021

Present: D. Sullivan, B. Hoch, S. Foulkes, Lee Dunn, P. Aguiar, S. Escaler, D. Roderick, and John Aubin, Town Planner

Ch. Sullivan opened the meeting at 7:02 pm.

PUBLIC HEARING:

Zoning By-law Amendments: New language or otherwise substantive amendments are proposed to: **Section 4- USE REGULATIONS.**

B. Hoch made a motion to waive the reading of the Notice, L. Dunn seconded. Vote: 7-0-0

Ch. Sullivan opened the public hearing at 7:03 p.m.

Roll Call: Sandra Escaler, Bruce Hoch, Phoebe Lee Dunn, David Sullivan, Sandy Foulkes, Peter Aguiar, and David Roderick.

Mr. Aubin provided the Board with a copy of the comments regarding proposed change that he received from Town Counsel and noted Ms. Kwesell's suggestions with the location of the proposed amendments (Section 4.2.6 Prohibited Uses) to be in front of the land use table, but he stated that the sequencing and enumeration doesn't allow for that; he suggested leaving it as proposed. Mr. Aubin spoke about Ms. Kwesell's second comment regarding Item C Chlorine Gas stating he recommends changing it to "bulk storage and wholesale distribution of chlorine or other similar noxious or toxic gases." He gave the same recommendation for Item K Petroleum/LNG and change wording to "bulk storage for wholesale distribution."

It was discussed to add the wording to the first sentence of Section 4.2.6 "Except as may be otherwise provided for by Massachusetts General Law Chapter 40A." Item E "Extraction of underground water resources for wholesale..." was discussed as well as Item Q "Slaughter of animals..."

Ch. Sullivan asked for public comment; there was none.

P.L. Dunn made a motion to close the public hearing.

Vote: 7-0-0

P.L. Dunn made a motion to vote to make a positive report/recommendation to Town Meeting and direct the Town Planner to forward to the Board of Selectmen with the amendments as discussed this evening, D. Roderick seconded. Motion passed all in favor. Vote: 7-0-0

REGULAR MEETING:

Discussion: ANR Application for 0 Hunt Street and 44 Malta Street to reconfigure 4 existing lots of record for the property being AP 20, Lots 110, 111, 136, 137, 139 and 140 within the R-1 Zoning District

Applicant: Cheryl L. and William Feather

Representative: Otis Dyer

The Town Planner, J. Aubin summarized the application and stated that this ANR is essentially locking in how the property is currently used. This plan would divide a small piece of land that is currently being occupied by two abutters; it would be divided along the occupation and the parcels will be combined with the abutters' respective lots.

Rachel Smith of Otis Dyer was present to answer the Board's questions. She stated the property was acquired from the Town at auction and was being used by the abutters for well over 20 years. It will be divided along the occupation/stockade fence. The advantage is that the property is back on the tax rolls.

B. Hoch raised concern with errors in information provided to the Board in the Planner's report.

D. Roderick made a motion to endorse the ANR application, P.L. Dunn seconded, and it was unanimously approved. **Vote: 6-1-0 (B. Hoch-nay)**

Discussion: ANR Application for 738 County Street to reconfigure and divide the existing lot of record for the property being AP 10, Lot 46, within an R-2 Zoning District.

Applicant: David F. Cordeiro

Representative: Otis Dyer

The Town Planner, J. Aubin summarized the application and stated this plan would create three new lots on Chestnut Street and revise the lines for the existing lot. All lots conform or exceed the requirements of the R-2 Zoning District.

Rachel Smith of Otis Dyer was present to answer the Board's questions. She stated these lots are all family; this ANR is for estate planning purposes. Property for house number 700 will remain the same.

B. Hoch questioned the existing structures that straddle the boundary line. Ms. Smith stated they would have to address that if and when Lot 3 were to be sold. J. Aubin noted the encroachment is already there onto that property; he suggested the Board include a note in their endorsement that this has absolutely no affect with the existing encroachment shown on Lot 3; should Lot 3 be sold, the owner of Lot 700 County Street would have to eliminate the encroachment. Lot 3 could not have an accessory use without a principal use. Ms. Smith said similarly, the issue/existing condition of a driveway for 738 County that encroaches on 700 County would need to be addressed at the time of any sale.

P. Aguiar made a motion to endorse the ANR application, including the Town Planner's suggestion, P.L. Dunn seconded, and it was unanimously approved. Vote:7-0-0

Discussion:

Recommendation to the Board of Selectmen and Fall Town Meeting on the laying out and acceptance of the following streets as public ways:

- a. Hidden Hills Drive within the Hidden Hills Residential Subdivision

The developer, Steve Dippolito, Premier Builders was present. It was discussed that an HOA is in place; everything is complete except a few items on the As-built that need to be corrected. The road right-of-way layout is owned by the Town. It was noted that Mr. Dippolito has not asked for any reduction in surety to date; once the road is accepted at Town Meeting, he will request release of surety (\$105,995.79).

B. Hoch made a motion to recommend Hidden Hills Drive for acceptance by the Town to the Board of Selectmen for hearing/Fall Town Meeting, P.L. Dunn seconded.
Vote: 7-0-0

- b. Patriot Way within the Brady Estates Residential Subdivision.

J. Aubin reported surety is currently held at \$22,478 (15%). He stated that there are no outstanding issues with regard to the roadway, however Ms. Mignacca has concerns with the drainage along the back of the lots on the eastern side of the development. He noted when the Planning Board approved it, they required that the area be graded to drain. The applicant was asked to provide spot elevations (shown on the back of Lots 1 through 6). The problem is it is not a very steep pitch; it is a flat area, and it takes a while to achieve the draining. It is a problem area where water collects because it is not pitched enough to drain the rest of the way to Lot 3.

Marylou Mignacca, 9 Patriot Way (owner of Lot 2) stated the developer was supposed to put a swale along the back of the properties on her side of the street. She reported a year ago, the developer dug a trench in the middle of her back yard which empties out Lot 5 into her yard. She stated she has tried to contact Ryan DuVally, Heritage Realty, but he does not return her calls.

Mr. Aubin clarified that a swale was not proposed/required as part of the subdivision, the Plan referenced "grade to drain." The Planning Board has been trying to get the developer to address the standing water in Ms. Mignacca's back yard for a couple of years now.

Ms. Mignacca stated she is also getting water from the back of the property from Drohan Court. Mr. Aubin noted an existing water issue amongst three property owners before Patriot Way. He stated it would seem one lot next to Ms. Mignacca would not be enough to create a flooding problem to that extent. Ms. Mignacca stated it takes three days to drain, and is never dry.

Mr. Aubin commented that since we are here technically just for road acceptance, this raises the question if this issue may be more towards a "surety issue." It should be noted and passed on to the Board of Selectmen as it needs to be addressed before any additional surety is released. There are two separate issues: 1) the roadway, and 2) the overall improvements to the development. He felt this Board's jurisdiction is in the surety realm.

Ms. Mignacca urged the Board not to accept the road as the developer has to fix issues with several houses/properties on the road. She has not been able to use the backyard for three years now.

Ch. Sullivan suggested the Board refer this back to the Town's consulting engineer to work with the applicant to figure out a condition that would solve the problem from the back of the existing house down to the drainage area past the cul-de-sac for all the property owners.

J. Aubin clarified/stated that the roadway drainage system is functioning. The issue is the drainage along Lots 1 through 5. It is difficult to break from where the public improvements are to where the responsibility/agreements between the developer and the homeowners purchasing in the development. The Planning Board reviews the overall design of the system, not the individual conditions/specific grades of the lots. The Planning Board feels that it appears the initial resolution of "grading that area to drain" to date has not been done adequately.

B. Hoch made a motion to give a negative recommendation for acceptance of Patriot Way by the Town to the Board of Selectmen for hearing/Fall Town Meeting, P.L. Dunn seconded.

Vote: 7-0-0

P. Aguiar made a motion to have the Town's Consulting Engineer and the Developer work together to find a cooperative solution to the drainage issue, B. Hoch seconded.

Vote: 7-0-0

WORK SESSION:

Town Planner Monthly Report (see attached September Monthly Report)

J. Aubin summarized the Monthly report.

Subdivisions: Pre-construction meeting was conducted for **Berson Estates** and the water line has been installed. **Magnolia Court** is waiting on a pre-construction meeting. **Pine Brook Court** has a second telephone pole installed; the current telephone pole is still in the middle of the road and has not been removed yet. **Farmland Estates** continues to perform cleanup work and hope to go before Spring Town Meeting for road acceptance. Construction is ongoing for **Kathleen Court**. **Jacob Hill Estates** is waiting for resolution for drainage issues and needs a Certificate of Completion from Conservation. **Pine Hill Estates** (Jacoby Way) the HOA is working on outstanding issues and hope to go before Spring Town Meeting for road acceptance. **Brigham Farm III** is wrapping up the peer review in Conservation. **Winterfell** has submitted an As-built plan and will be coming forward for Spring acceptance. **Stone Ridge** is getting ready for final pavement and installation of sidewalks. Mr. Aubin noted the developer is not going forward with the proposal to amend the sidewalks.

S. Foulkes had several questions regarding fire suppression systems/cisterns.

J. Aubin spoke about moving forward with stalled "zombie" subdivisions in Town.

Jacoby Way was discussed.

Site Plans:

Pre-application for a proposed gas station at 155 Fall River Ave recently received ZBA approval for a Special Permit and needs to go before the BOS for approval for the proposed gas tanks as well as the BOH for the proposed septic system. Ultimately, they will come before this Board for a Site Plan. Site Plan application for 214 & 224 Taunton Ave for an automotive dealership will need approvals from other boards before the Planning Board sees it in about 6 months or so. The pre-application review for 1782 Fall River Ave for carport solar facility at the Seekonk Speedway will be discussed at the upcoming TRC meeting and will require a Special Permit from the ZBA and Conservation Commission approval.

Amendments:

Mr. Aubin reported that the Zoning Amendments put forth in the Spring have been approved by the Attorney General's office so the Planning Board is at the end of the permitting process. All approvals from the Zoning Board, Board of Health, Board of Selectmen, and Conservation Commission need to be in place before the Planning Board can issue an approval. This process will make sure comments and conditions from other boards are incorporated into the Planning Board's site plan review/approval.

The Open Space and Recreation Plan has been approved for submission by the Board of Selectmen. Master Plan draft is ongoing. SRPEDD will run office hours on Wednesday and will make a presentation to the Board of Selectmen at an upcoming meeting.

Miscellaneous:

2020 Census preliminary with authorization for redistricting plan keeping 4 precincts. Next census will likely contain 5 precincts.

Attleboro Dye Works (ADW) remediation continues. We are working through grants from the EPA & MassDevelopment.

Municipal Vulnerability Program (MVP) final plan revisions being incorporated by project consultant. The Board discussed climate change, the conservation of trees, and Conservation Subdivisions.

Stormwater Advisory Committee: The MS4 Annual Report has been reviewed and submitted. There is ongoing assessment and remediation of identified and prioritized stormwater issues in Town.

Member Reports:

Discussion: SRPEDD

L. Dunn advised the board that she attended a brief SRPEDD meeting held on September 23, 2021 via Zoom. They talked about American Rescue Grants: Child Care, Marine Science, and Wind Energy; grants are due by October 19, 2021. JTPG, The Transportation Planning Group will release the Dangerous Locations list on October 19, 2021. Route 6 data is being collected; SRPEDD is finding concerns for pedestrian safety due to high traffic speeds. Homeland Security Funds are allocated to Americans for police officers and at intersections working towards an active response force with Police and Fire. SRPEDD meetings will continue to be held remotely.

P. L. Dunn inquired as to when the Planning Board annual stipend would be received.
Mr. Aubin to check into the matter.

Ch. Sullivan discussed the need for reorganization of the Planning Board because the Board currently has no Vice Chairperson. It was discussed a full board is required. Additionally, he discussed having an Executive Session for Legal Counsel to make a presentation/recommendation.

Approval of Minutes: September 14, 2021 and September 28, 2021.

B. Hoch made a motion to approve the minutes of the September 14, 2021 Planning Board Meeting, P.L. Dunn seconded. Vote: 6-0-1 (D. Roderick Abstained)

P.L. Dunn made a motion to approve the minutes of the September 28, 2021 Planning Board Meeting as amended, S. Foulkes seconded. Vote: 6-0-1 (D. Roderick Abstained)

Adjournment:

D. Roderick made a motion to adjourn the meeting, P.L. Dunn seconded, and it was unanimously approved.

The meeting was adjourned at 9:17 p.m.

Respectfully Submitted by,
Kim Lallier, Secretary
Planning Board

*Formally accepted on __/__/2021
__ in favor, __ against, __ abstention*

Full Video available to view on TV9 Seekonk Community Access Television
Link: <http://tv9seekonk.com/>

SEEKONK PLANNING BOARD
Work Session
Board of Selectmen Chambers
100 Peck Street
Seekonk, MA 02771
October 26, 2021

Present: P.L. Dunn, D. Roderick, S. Escaler and John Aubin, Town Planner

Absent with cause: D. Sullivan, B. Hoch, S. Foulkes, P. Aguiar

Meeting convened at 7:00 pm.

WORK SESSION:

Master Plan Discussion

There was no quorum present, all items continued to the November 9, 2021 Planning Board Meeting.

1. Master Plan Discussion
 - **Housing**
 - **Sustainable Energy Element**

Adjournment:

The meeting was adjourned at 7:15 p.m.

Respectfully Submitted by,
Kim Lallier, Secretary
Planning Board

Formally accepted on _____
___ in favor, ___ against

Full Video available to view on TV9 Seekonk Community Access Television
Link: <http://tv9seekonk.com/>